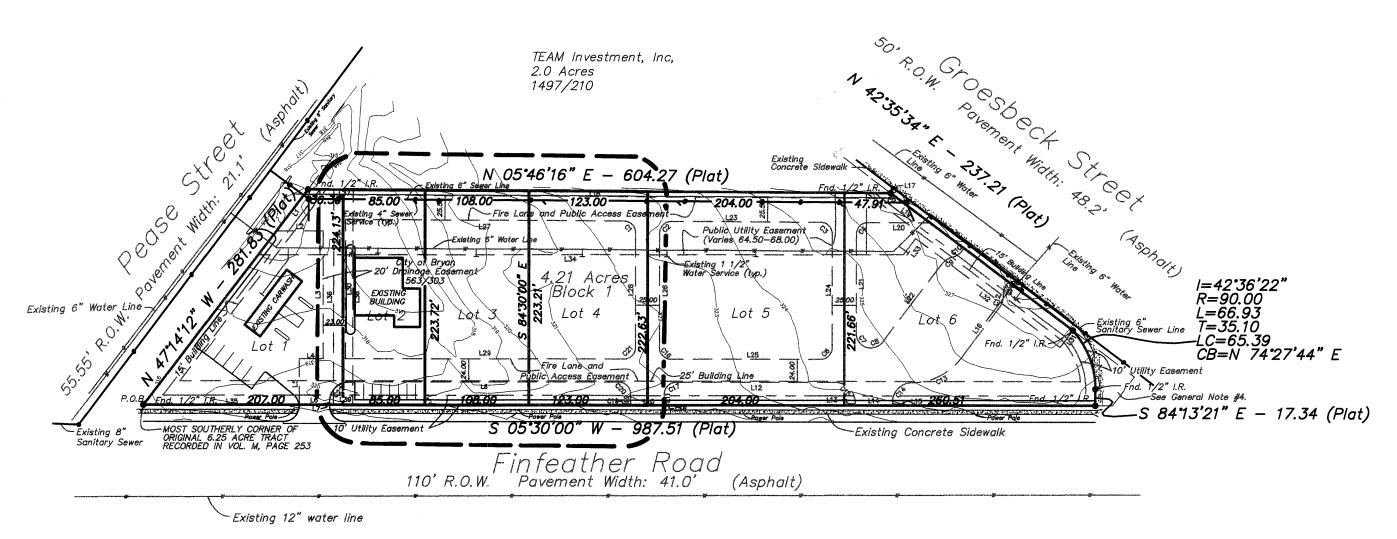
ORIGINAL PLAT BRYAN CENTER

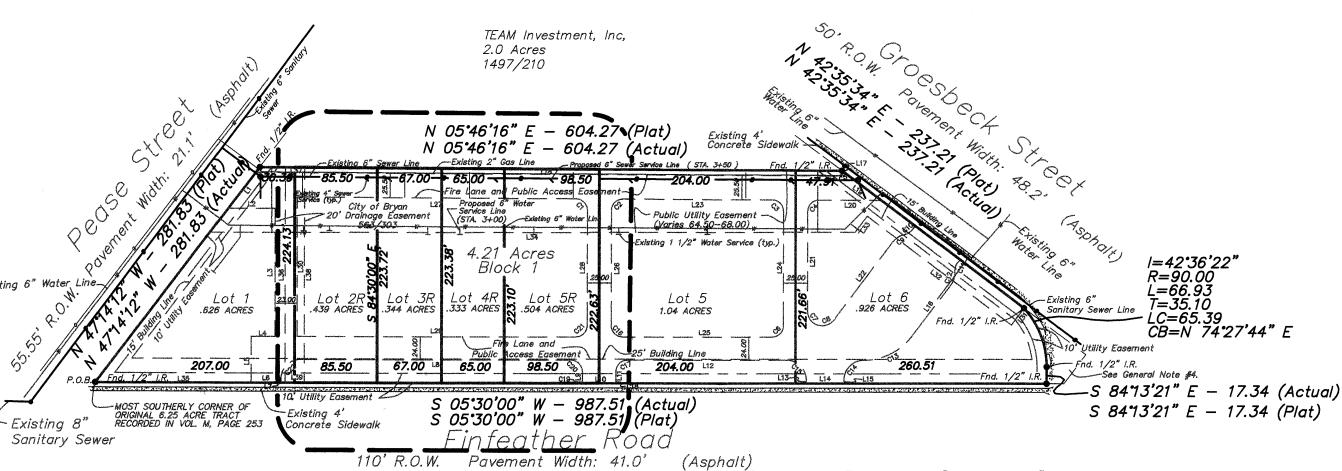
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| THE COURSE ASSESSED | | Easement Li | ne Data | | Form-Managaga and Angles and Angl |
|---------------------|---------------|-------------|---------|---------------|--|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L1 | S 4774'12" E | 54.27 | L21 | S 84'30'00" E | 103.69 |
| L2 | N 05'30'00" E | 48.72 | L22 | N 47"24'29" W | 98.13 |
| L3 | S 84'30'00" E | 133.11 | L23 | N 05'47'01" E | 154.94 |
| L4 | S 05'30'00" W | 24.78 | L24 | S 84'30'00" E | 118.75 |
| L5 | S 84'30'00" E | 48.00 | L25 | S 05'30'00" W | 155.00 |
| L6 | N 05'30'00" E | 31.00 | L26 | N 84'30'00" W | 119.51 |
| L7 | N 84'30'00" W | 3.50 | L27 | N 05°46'16" E | 289.12 |
| L8 | N 05'30'00" E | 280.28 | L28 | S 84°30'00" E | 118.49 |
| L9 | S 84°30'00" E | 9.02 | L29 | S 05'30'00" W | 289.00 |
| L10 | N 05'30'00" E | 35.43 | L30 | N 84°30'00" W | 145.11 |
| L11 | N 84'30'00" W | 9.06 | L31 | S 47°24'26" E | 22.01 |
| L12 | N 05°29'57" E | 164.12 | L32 | S 42°35'34" W | 187.63 |
| L13 | S 84°45'37" E | 3.51 | L33 | S 47°24'30" E | 21.14 |
| L14 | N 05'30'00" E | 38.98 | L34 | S 05'24'47" W | 669.67 |
| L15 | N 84'37'59" W | 3.55 | L35 | N 05°29'10" E | 197.05 |
| L16 | N 47°24'30" W | 63.37 | L36 | N 84°27'08" W | 224.12 |
| L17 | N 42°35'34" E | 3.13 | L37 | N 05°46'16" E | 20.00 |
| L18 | S 05'46'16" W | 602.98 | L38 | S 84'27'09" E | 224.08 |
| L19 | N 42'35'34" E | 51.59 | L39 | S 05'38'17" W | 20.00 |
| L20 | S 05'46'16" W | 64.56 | | | |

| t-historiconal stude | | Ease | ement Cu | ırve Data | | |
|----------------------|-----------|--------|----------|-----------|---------------|-------|
| CURVE | DELTA | RADIUS | ARC | TANGENT | BEARING | CHORE |
| C1 | 95°45'07" | 12.00 | 20.05 | 13.27 | S 53°38'50" W | 17.80 |
| C2 | 9076'16" | 12.00 | 18.91 | 12.06 | N 39°21'52° W | 17.01 |
| C3 | 90°00'20" | 12.00 | 18.85 | 12.00 | S 50°29'50° W | 16.97 |
| C4 | 90°00′20" | 12.00 | 18.85 | 12.00 | S 39'29'50" E | 16.97 |
| C5 | 49°06'24" | 10.50 | 9.00 | 4.80 | S 18'46'56" E | 8.73 |
| C6 | 90'00'00" | 12.00 | 18.85 | 12.00 | N 39'30'00" W | 16.97 |
| C7 | 71'27'15" | 15.00 | 18.71 | 10.79 | S 59°46'23" W | 17.52 |
| C8 | 81'02'11" | 16.18 | 22.89 | 13.83 | S 1878'15" E | 21.03 |
| C9 | 40°47'13" | 19.50 | 13.88 | 7.25 | S 27'00'53" E | 13.59 |
| C10 | 55*49'06" | 15.50 | 15.10 | 8.21 | N 34°31′50" W | 14.51 |
| C11 | 54*54'41" | 15.50 | 14.85 | 8.05 | N 60°44'23" W | 14.29 |
| C12 | 40'47'13" | 19.50 | 13.88 | 7.25 | S 67°48'07" E | 13.59 |
| C13 | 5873'59" | 63.62 | 64.66 | 35.44 | S 21"24'43" E | 61.92 |
| C14 | 8127'37" | 20.50 | 29.15 | 17.65 | S 43°54'10" E | 26.75 |
| C15 | 93°05′57″ | 20.55 | 33.39 | 21.69 | S 48"53"54" W | 29.83 |
| C16 | 90'00'00" | 12.00 | 18.85 | 12.00 | N 50°30°00" E | 16.97 |
| C17 | 90°00'00" | 12.00 | 18.85 | 12.00 | N 39°30'00" W | 16.97 |
| C18 | 0873'54" | 20.50 | 2.95 | 1.48 | S 88'36'57" E | 2.94 |
| C19 | 08°20′53″ | 20.50 | 2.99 | 1.50 | S 8019'33" E | 2.98 |
| C20 | 90°00'00" | 12.00 | 18.85 | 12.00 | S 50'30'00" W | 16.97 |
| C21 | 90'00'00" | 12.00 | 18.85 | 12.00 | N 39°30'00" W | 16.97 |
| C22 | 90°00'00" | 20.50 | 32.20 | 20.50 | S 39'30'00" E | 28.99 |

REPLAT BRYAN CENTER



4.21 Acres

Beginning; at a 1/2" iron rod found at the intersection of the intersection of the northwest right-of-way

THENCE: N 47°14'12" W - 281.83 feet along said Pease Street line to a 1/2" iron rod found at the most southerly common corner of this 4.21 acre tract and the TEAM Investment, Inc. 2.00 acre tract

THENCE: N 5°46'16" E - 604.27 feet along the common line between said 4.21 acre tract and said TEAM Investment, Inc. tract to a 1/2" iron rod found for the most northerly common corner of said tracts

THENCE: N 42°35'34" E - 237.21 feet along said Groesbeck Street line to a 1/2" iron rod found at the

THENCE: 66.93 feet continuing containing along said Groesbeck Street line around said curve to the

right with a central angle of 42°36'22" Rt., a radius of 90.00 feet and whose chord bears N 74°27'44" E -

THENCE: S 84°13'21" E - 17.34 feet continuing along said Groesbeck Street line to a 1/2" iron rod found

THENCE: S 05°30'00" W - 987.51 feet along said Finfeather Road line to the POB, and containing 4.21 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D.

Records of Brazos County, Texas and being more particularly describes as follows:

line of Finfeather Road and the northeast right-of-way line of Pease Street;

same being in the southeast right-of-way line of Groesbeck Street;

Garrett, Registered Professional Land Surveyor, No. 2972 in June 1995.

beginning of a curve to the right;

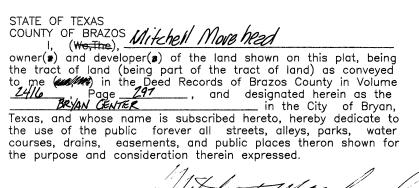
65.39 feet to a 1/2" iron rod;

at its intersection with said Finfeather Road line;

Being all of that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS SURVEY, A-45, Bryan, Brazos County, Texas, and being all of that 4.21 acre tract of land conveyed to Mitchell P. Morehead by the First American Bank as recorded in Volume 2254, Page 337 of the Official

<u>General Notes</u>

- 1. North Orientation is based on the west line being rotated to deed calls as recorded in Volume 2254, Page 339, of the Official Records of Brazos County, Texas.
- 2. This property does not lie in the 100-year flood plain according to Flood Insurance Rate Map No. 48041C0133 C, effective date July 2, 1992, as prepared by the Federal Emergency Management
- 3. ALL SETBACKS ARE ESTABLISHED BY THE CURRENT ZONING ORDINANCE.
- 4. There is a City of Bryan Road Easement recorded in Volume 563, Page 307 of the Deed Records of Brazos County, Texas.
- 5. One half inch iron rods are set at all lot corners, unless otherwise stated.
- 6. This Property is zoned C for Commercial.



Without Mording

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Authority Moreneza, known to me to be the person(*) whose name(*) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Notary Public, State of Texas

CERTIFICATION OF THE PLANNING ADMINISTRATOR I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance. Administrator, Bryan, Texas

CERTIFICATE OF SURVEYOR , Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made

under my supervision on the ground and that the metes and bounds describing said subdivision with describe a closed geometric form. Dunce Danett Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF THE DEVELOPMENT ENGINEER I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Existing 12" water line

CERTIFICATE OF THE ENGINEER , Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has

Donald D. Garrett, P.E. No. 22790

CERTIFICATE OF THE COUNTY CLERK COUNTY OF BRAZOS

Mary ann Ward by Darbara Johnson

OWNER: Mitch Morehead 810 S. Washington Bryan, TX 77808 822-3520 c:\DWGS\1995\BCENTER\BCNTR-R.DWG

*0*651889

Filed for Record in: BRAZOS COUNTY.

On: Mar 27,1998 at 02:01P

Receipt Number - 107857

STATE OF TEXAS COUNTY OF

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page

Mar 27,1998

Karen McQueen

of the named records of: BRAZOS COUNTY, as stamped hereon by me.

Project

Location

BRYAN CENTER BLOCK 1, LOTS 2R-5R A REPLAT OF BRYAN CENTER LOTS 2-4, BLOCK 1 1.62 ACRES

VOLUME 2416, PAGE 297 ZENO PHILLIPS LEAGUE, ABSTRACT 45

BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1'' = 100'February 1998

> GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2688

Scale 1"= 100'

Vicinity Map n.t.s.

DONALD GARRETT Notary Public, State of Texas My Commission Expires 9-19-2000